159.0	0008	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,500 / 913,500
					USE VALUE:	913,500 / 913,500
					ASSESSED:	913,500 / 913,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRADY MAUREEN E & JOHN J
Owner 2:	
Owner 3:	
Street 1:	107 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1966, having primarily Wood Shingle Exterior and 2680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	493,500		420,000	913,500
Total Card	0.138	493,500		420,000	913,500
Total Parcel	0.138	493,500		420,000	913,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.86 | /Parcel: 340.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	105898
GIS Ref	
GIS Ref	
Insp Date	05/20/19

!12431!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	493,500	0	6,000.	420,000	913,500	913,500	Year End Roll	12/18/2019
2019	101	FV	207,100	0	6,000.	420,000	627,100	627,100	Year End Roll	1/3/2019
2018	101	FV	207,100	0	6,000.	354,000	561,100	561,100	Year End Roll	12/20/2017
2017	101	FV	207,100	0	6,000.	324,000	531,100	531,100	Year End Roll	1/3/2017
2016	101	FV	207,100	0	6,000.	276,000	483,100	483,100	Year End	1/4/2016
2015	101	FV	203,700	0	6,000.	240,000	443,700	443,700	Year End Roll	12/11/2014
2014	101	FV	203,700	0	6,000.	222,000	425,700	425,700	Year End Roll	12/16/2013
2013	101	FV	203,700	0	6,000.	211,200	414,900	414,900		12/13/2012

PRINT

Date	Time
12/11/20	02:31:14

LAST REV

Date	Time
10/11/19	11:31:06
jorourke	
12431	

USER DEFINED

Prior Id # 1:	105898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12431

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	73166-32	1	8/23/2019		1,045,000	No	No		
GIMILARO JOSEPH	71294-105	1	7/10/2018	Change>Sale	700,000	No	No		
GIMILARO ANTHON	27718-569		9/29/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2019	304	Heat App	5,900	C				
8/23/2018	1225	Addition	212,291	O				2stry addit + int
8/17/1994	420	Manual	3,600					REPLACE WDK-STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	SQ Returned	JO	Jenny O
5/20/2019	Meas/Inspect	DGM	D Mann
6/30/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	345	PATRIOT
1/14/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
12/2/1999	Measured	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	166.483
Other Features:	108940
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494497
Depreciation:	989
Depreciated Total:	493508

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

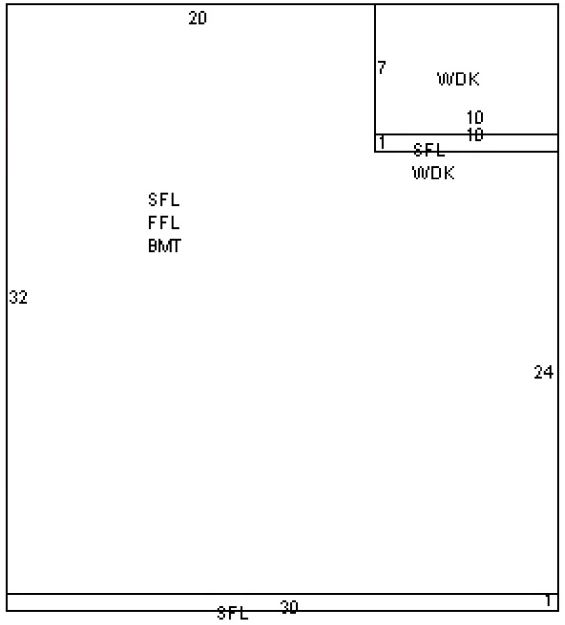
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.48
Special Features:	0	Val/Su Net:	178.80
Final Total:	493500	Val/Su SzAd	274.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	920	166.480	153,165
BMT	Basement	880	96.140	84,607
FFL	First Floor	880	166.480	146,505
WDK	Deck	80	16.000	1,280

Net Sketched Area:	2,760	Total:	
Size Ad	1800	Gross Are	6380	FinArea	2680
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	